

Highland Ridge Land Corp

301 - 100 Wellington Street
London, ON N6B 2K6

May 4, 2012

The Corporation of the City of London
300 Dufferin Avenue
London, ON N6B 1Z2

ATTENTION: Members of the Planning and Environment Committee

Re: Highland Ridge Land Corp Draft Plan Approval Extension Request 39T-07503

We appreciate staff's cooperation with respect to the extension of draft plan approval for the above noted file, and are in agreement with the updating required for many of the conditions in order to reflect the restructuring at City Hall.

Regarding condition #19 which deals with parkland dedication, we appreciate clarification of the current state of under-dedication for both this phase and phase 1, as the intent is to simplify matters moving forward. The community plan identified parkland to be developed in what will be phase 3 of the development of this area. As such, the general intent regarding parkland dedication was to acknowledge this under-dedication in the first 2 phases, and upon development of the last phase, parkland dedications would be finalized, and the under-dedication would be "paid" at that time, either in the form of land dedication, or cash-in-lieu should there be an overall deficit of land available or warranted by the city as park land.

This land dedication is specifically referred to in the November 26, 2007 Planning Committee Report where it is stated "Cash-in-lieu will be required for lots with in Phase 2 to meet any parkland requirements or the owner could convey to the City a portion of the identified Open Space area (woodland) outside the subject draft plan but adjoining the Drewlo subdivision to the north in order to complete trail connections."

As such, we respectfully request that Planning and Environment Committee direct staff to work with Highland Ridge Land Corp and the current land owner of the phase 3 lands to enter into an agreement which formalizes this arrangement in a manner suitable to all parties. It is envisioned that an agreement (to be registered against the title of the property) between the land owner and the city stating that 0.234 hectares of parkland dedication is required over and above the parkland dedication required for phase 3 itself.

We feel this approach is the most effective way of dealing with the dedication of parklands required for all phases of development of this area, and is consistent with the intent of the draft plan conditions for phase 1 and phase 2.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Linton', written in a cursive style.

Craig Linton

Land Development Project Manager
Highland Ridge Land Corp.

Cc. Terry Grawey, City of London
Cc. Bruce Henry, City of London
Cc. Bruce Page, City of London